

# TO LET

Ground Floor

2,325 sq.ft (216 sq.m)

15.4m  
footfall



SUBJECT TO VP

## Phase 2 Unit 92A, The Centre, Livingston, EH54 6HR

- Ground floor retail premises
- Directly opposite Costa Coffee
- Other nearby retailers include Card Factory, Deichmann, Quiz and H&M

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,325	216
<b>TOTAL</b>	<b>2,325</b>	<b>216</b>

### Description

The Centre Livingston offers 7,200 car parking spaces. With key fashion anchors including Flannels, River Island, Primark, JD, M&S, H&M and Schuh. The Centre is the natural choice for the fashion-conscious shopper. This offer is bolstered by other popular retailers such as Boots, Superdrug and F&B outlets including Five Guys, Wagamama, Nando's, Subway and Greggs. It benefits from circa 1,225,000 visitors a month.

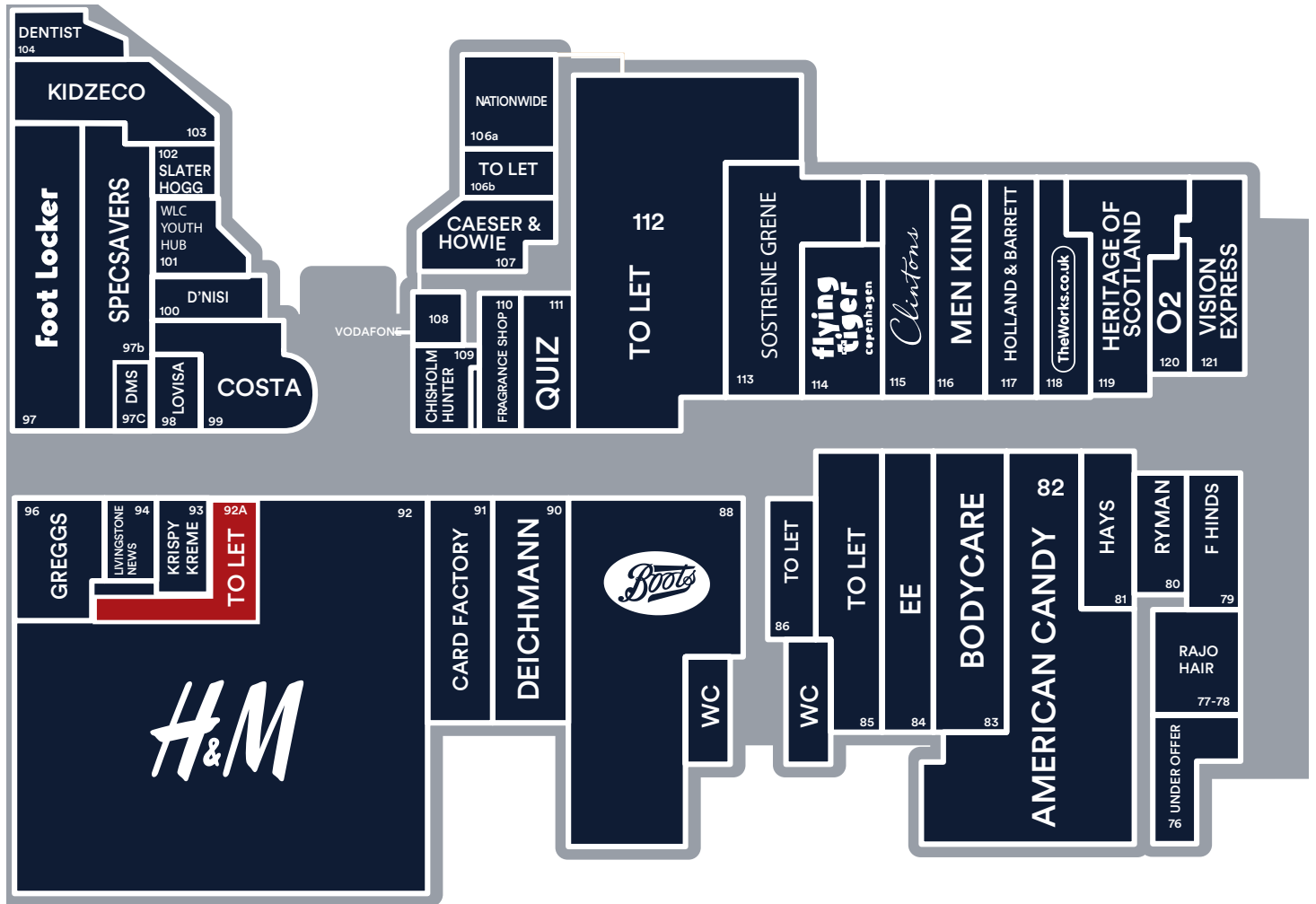
### Location

Approximately 14 miles west of Edinburgh and 35 miles east of Glasgow. Livingston has key transport links to both cities by way of a central bus terminal, two train stations and connections to Scotland's central road network.





## Phase 2 Site Plan



### Rent

£70,000 per annum.

### Rates

Rates Payable £36,134. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### Services

Electricity, water and drainage are connected to the property.

### Service Charge & Insurance

This unit participates in a service charge £31,051 per annum.

Insurance £1,600 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Energy Performance

Further information available upon request.

### Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

**Viewing** Strictly via prior appointment with the appointed agents:

[savills.co.uk/retail](http://savills.co.uk/retail)  
**0131 247 3800**

**Stuart Moncur** 07887 795506  
 Stuart.moncur@savills.com

**Charlie Hall** 07807 999693  
 Charlie.hall@savills.com

**Michelle McLaughlin** 07977 851507  
 Michelle.mclaughlin@savills.com

**EYCO**  
**0131 226 2641**  
[www.eyco.co.uk](http://www.eyco.co.uk)

**Alastair Rowe** 07747 747280  
 arowe@eyco.co.uk

**Alexandra Campbell** 07425 335353  
 acampbell@eyco.co.uk

**Ruari Hobkirk** 07507 689448  
 rhobkirk@eyco.co.uk

Owned and Managed by

**M Core**  
**LCP UK**  
**01384 400123**  
[lcpgroup.co.uk](http://lcpgroup.co.uk)

**Simon Eatough** 07771 764148  
 SEatough@lcpproperties.co.uk

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